

# Guilden Sutton Neighbourhood Plan

## How the Plan will be Produced

1. Define the area to be covered by the plan; the plan will cover the area included in the previous Guilden Sutton parish Plan and the Pipers Ash community which is transferring from Great Boughton in April 2015.

2. Identify the designated neighbourhood forum; the designated neighbourhood forum will be Guilden Sutton Parish Council. The Council will set up a working group responsible for drafting of the Neighbourhood Plan and for securing engagement and input from the community and stakeholders.

Applications to serve on this working group are invited from residents and business owners.

3. Develop the plan – steps in this process will include:

a) Preparation of a **Community Profile** – this will describe the plan area, providing a picture of the shape and type of the area, its role and function, and the geographical context in which it is situated. It will include analysis of the socioeconomic characteristics of the neighbourhood (based on statistical evidence) and identify potential challenges to future sustainability

b) Preparation of a **Physical Appraisal** – this will review the environmental setting and design of the neighbourhood. It will consider its layout, the style and architectural merit of its built environment, identify any heritage assets and review the surrounding natural environment. The appraisal will identify assets which might be vulnerable to development pressure and where appropriate identify areas which might support growth

c) **Community Testing & Visioning** – test the emerging Neighbourhood Profile and Physical Appraisal with the community. This will be done via direct consultation, using surveys and in open meetings / workshops. We will seek to identify and get consensus around the key issues, challenges and opportunities facing the neighbourhood.

d) Write up the **Vision** for the future of the neighbourhood – determine the type and scale of development that is likely to be necessary to

achieve it. Demonstrate the physical and visual impact of this development using plans and concept drawings.

e) Share the Vision Document with the community, seek views and vary as appropriate

f) Use the feedback on the Vision Document to produce a draft Neighbourhood Plan – this will include:

- A summary of the Neighbourhood Profile
- Key elements of the Physical Appraisal
- The headline outcomes from the issues, challenges and opportunities work
- A description of the communities shared aspirations for its future (vision) and any guiding principles that may have been set to manage development
- A description of the way the neighbourhood may look when the vision is achieved, this may include information on socio-economic characteristics and on key elements of the improved neighbourhood such as housing numbers, mix, type, or new services, workspace etc.
- A plan identifying sites which are protected from development, sites which would be suitable for development (with thoughts on the type and scale)
- Statements on design and sustainability principles
- Proposed development management policies
- An analysis of the alignment of the Neighbourhood Plan with the LPA Local Plan
- Proposed protocols for engagement with the community to consider and review specific development proposals
- Any applications for specific Neighbourhood Development Orders required to secure planning permission for specified developments

g) Work with the local planning authority to check the draft Neighbourhood Plan for compliance prior to final independent examination

h) Test the draft Neighbourhood Plan with the wider community. Receive and collate feedback and vary as appropriate

i) Publish the final draft Neighbourhood Plan and submit for independent examination for compliance – make any necessary modifications

j) Test any draft modifications with the wider community

k) Agree the draft Neighbourhood Plan with the Parish Council

l) Submit the draft Neighbourhood Plan to the Local Authority and prepare for local referendum.

## **VISION AND OBJECTIVES**

More Houses? More Shops? More Jobs? More Car Parking? A Safer Environment?

A Swimming Pool? A Wind Turbine?

We've taken the comments made in the first round of consultation and identified seven sections to form the vision of how Guilden Sutton could develop over the next 15 years.

Now it's up to YOU again

We want YOUR thoughts on the objectives we've identified.

Send us your views and help us shape future policy.

Your opinions are valuable -

It's YOUR community – how do YOU want it to develop?

It's time for YOU to give YOUR views...

## **About the Neighbourhood Plan**

We aim to make Guilden Sutton and District an even better place to be, now and for future generations. The Neighbourhood Plan will cover a 15 year time period with a review every 5 years. It allows communities to exert more control over where development takes place, to influence the type and quality of that development, and to ensure that the change it brings meets local objectives. The alternative to adopting our own Neighbourhood Plan is to live with continued inappropriate development pressure: to be forced into a reactive approach responding to each planning application as it is made.

- Neighbourhood planning will allow us to determine our future, to say where we think new houses, businesses and shops should go – and what they should look like.
- Instead of people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live.
- Working with the support of our local authority - Cheshire West and Chester – our Neighbourhood Plan will be in line with national planning policy.
- Local people will – through a local referendum – be able to vote on the Plan and, if approved by a majority, *it will be brought into force by the local authority.*

- To further strengthen our role, developers will have to respond to the Neighbourhood Plan and consult our local community. This will give all residents of Guilden Sutton a chance to comment when there is still genuine scope to make changes to proposals.

## **GUILDEN SUTTON NEIGHBORHOOD PLAN – WHAT WE SHOULD DO NOW**

In this booklet we have set out the key issues, as identified by a range of local information which has been collected, and by the first round of public consultation, under seven headings. Alongside each set of issues, we have drawn up proposals for you to consider and we would like you to respond by circling the numbers between 1 and 5. Number 5 means that you agree strongly with our proposals, and number 1 means that you disagree strongly.

When you have done this, please cut out the comment boxes and return them to one of the collection points which you will find in the Post Office, the Hairdressers on Guilden Sutton Lane and Village Notice Boards.

The consultation period runs until 30th June.

If you want to add your own comment on the proposals, please use the back of the cut out part, or, if there isn't enough space, use a separate sheet of paper and attach the relevant colour coded cut out to it.

You don't have to comment on each issue, but your opinions will be most important in forming the document which will become the Neighbourhood Plan.

There will be a prize draw into which each comment box returned will be entered. There will be two prizes of £50 vouchers which you will be able to redeem in local shops, pubs and restaurants. You will need to put your name and telephone number on the comment box to enter the draw, and we would also like to know what age you are, and whether you are male or female, to help us with our analysis.

If you don't want to give us this information, you can still return the comment boxes but will not be entered into the prize draw.